

DRAFT -- NOT YET APPROVED

Weare Center Advisory Committee

Minutes of the Meeting
of September 6, 2007
held at the Weare Town Office

Present: Tom Clow, Ruth Jones, Heleen Kurk, Neal Kurk. George Malette, Ian McSweeney, Chairman, Paul Doscher, Liz McSweeney, Dottie O'Neil, Janet Brown, Burt Brown

The Chairman called the meeting to order at 7:10 p.m.

1. Minutes of the August 15th meeting. It was moved by Heleen, seconded by George, that the minutes be approved, and the motion passed unanimously.
2. Zoning change recommendations for the Planning Board. The Chairman stated the agenda for the meeting called for the committee to develop proposals for zoning changes in the village district to be recommended to the Planning Board. The basis for the discussion was Paul's previously distributed analysis of the village district portion of the zoning ordinance.
 - a. No changes to the village district boundaries were proposed. It was agreed that any such recommendations would be developed only after open meetings with notice to those directly affected.
 - b. Art. 22.4.1: It was agreed to recommend a special exception for multi-family senior citizen housing.
 - c. Art. 22.4.2: It was agreed that architectural standards should apply to commercial buildings in the village district.
 - d. Art. 22.5: No change in minimum lot size was recommended for this section. However, it was agreed that a maximum building footprint of 3,000 sq. ft. should apply in the village district. It was also agreed that the ordinance should require that structures built before 1900 be preserved and new uses incorporated into them rather than razing them and building new structures. Finally, it was agreed that the ordinance should promote mix uses in the same structure (e.g., residential and commercial).

- e. Art. 22.6.1: It was agreed that there should be changes to provide for front setbacks consistent with abutting buildings, otherwise by special exception. The special exception should only be granted if it is consistent with the special character of the village district. This could be accomplished by amending Art. 6.1.3.2.
 - f. Art. 22.6.3: It was agreed that the parking requirements in the village district should be waived if the applicant could demonstrate that adequate off-site parking existed and that the property itself could not support the required spaces. If the waiver is granted, the applicant should pay a one-time fee to offset the future costs of municipal parking facilities.
 - g. Art. 22.7: It was agreed that signs in the village district should be consistent with the style and color scheme of the town hall and historical society signs and that photographs of acceptable signs should be available. It was also agreed that signs in the village district be governed by the general sign ordinance with the following additional limitations: signs should not exceed four sq. ft., should be low to the ground, and should not contain message boards.
 - h. Art. 22.8: This might be a good place to place the building size limitation discussed under d. above.
 - i. Art. 22.9: It was agreed that architectural design standards should include compatible scale, materials, and colors. It was also agreed that building height should not exceed two stories plus attic.
 - j. Road frontage: It was agreed that there should be no minimum road frontage requirements in the village district but that road frontage should be consistent with abutting properties.
3. Next meeting. The next meeting will be held on Tuesday, September 19th, at 7 p.m. in the town office building.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Neal M. Kurk
Secretary

